



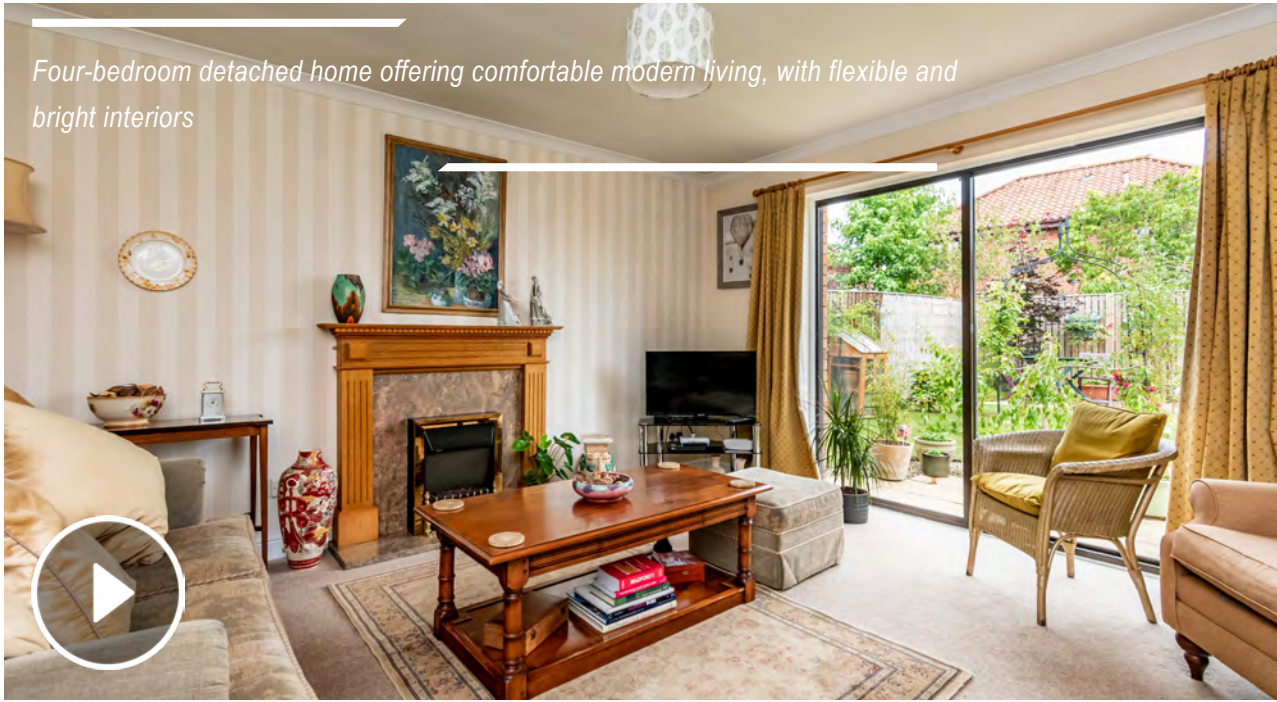
53 Vinefields

PENCAITLAND, EAST LOTHIAN, EH34 5HD

Property
PARIS STEELE

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Four-bedroom detached home offering comfortable modern living, with flexible and bright interiors



PROPERTY DESCRIPTION

Occupying a sizeable cul-de-sac corner plot in the sought-after village of Pencaitland, this four-bedroom detached home offers comfortable modern living with flexible and bright interiors complemented by a beautifully kept garden. A sandstone-paved driveway bordered by a neat lawn leads you to the front door and hallway. Decorated in plush carpeting, it exudes a welcoming ambience. Moving through the residence a light-filled living room awaits boasting patio doors opening to the rear garden. Comfortable and inviting it features an electric flame fireplace nestled in an oak mantle and a soothing colour scheme. Adjacent the modern and well-laid-out dining kitchen leading to the rear garden showcases oak-effect wall and floor units, black quartz-effect worktops and a tiled splashback. Integrated appliances including a ceiling extractor hood, oven, and radiant hob ensure a functional

and attractive space. A versatile south-facing double bedroom or dining room and a stylish guest WC complete the ground floor layout. On the first floor, three tastefully decorated and generously proportioned bedrooms each with built-in storage share access to a family bathroom with a WC, washbasin built into vanity and a bath with a wall-mounted shower. The south-facing principal features an en-suite shower room with a hidden cistern WC and washbasin built into vanity. Externally the rear garden is beautifully kept and boasts various areas to place seating, a lawn, flowering plants, and borders.



PROPERTY FEATURES

- Four-bedroom detached home
- Living room opening to the rear garden
- Dining kitchen with garden access
- Four double bedrooms (one with en-suite)
- Family bathroom and WC
- Driveway and integral garage
- Front and rear gardens
- Double glazing
- Gas Central Heating
- EPC rating D
- Council Tax Band F

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, roller and venetian blinds and curtain poles (not including curtains), and the washing machine and dryer are included in the sale. There are also integrated appliances in the kitchen – oven, dishwasher, fridge.

PENCAITLAND

A highly sought-after East Lothian village surrounded by scenic woodland and open countryside, Pencaitland boasts a local shop, post office, and pub with further amenities available in nearby Haddington and Gifford.

For recreational opportunities, you are spoilt for choice with picturesque walks, horseriding, and golf all easily accessible. In addition, Haddington has a sports centre with a swimming pool, gym, and fitness classes.

There is a well-regarded primary schooling with secondary options in nearby Haddington and Tranent.

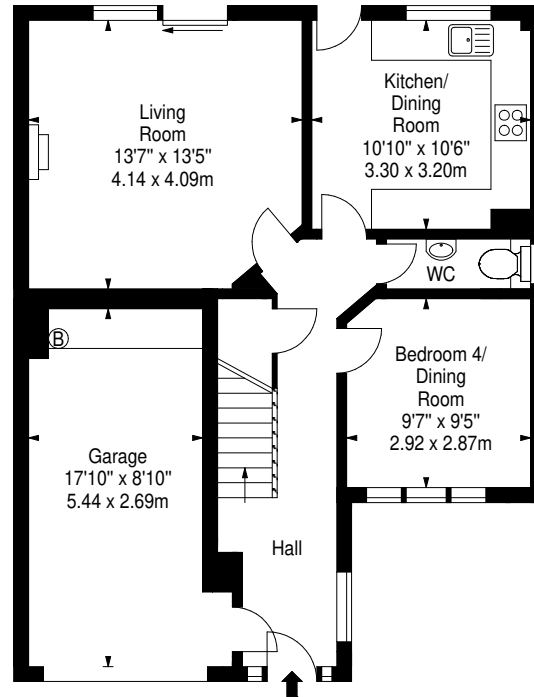
Pencaitland is only 35 minutes from Edinburgh which is easily accessed via the nearby A1 or by train with the nearest train station in Longniddry.



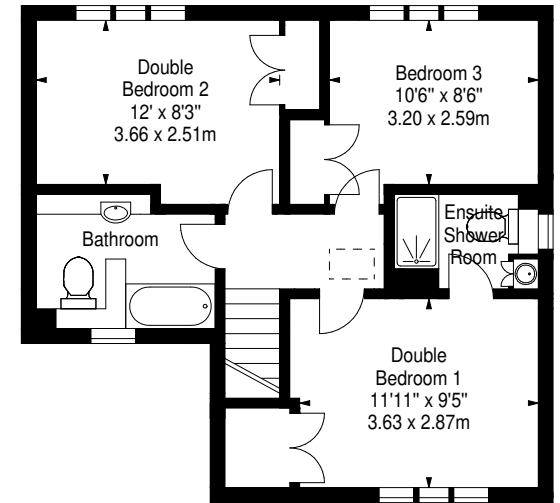
Vinefields,
Pencaitland,
Tranent,
East Lothian, EH34 5HD



Approx. Gross Internal Area
1250 Sq Ft - 116.13 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

